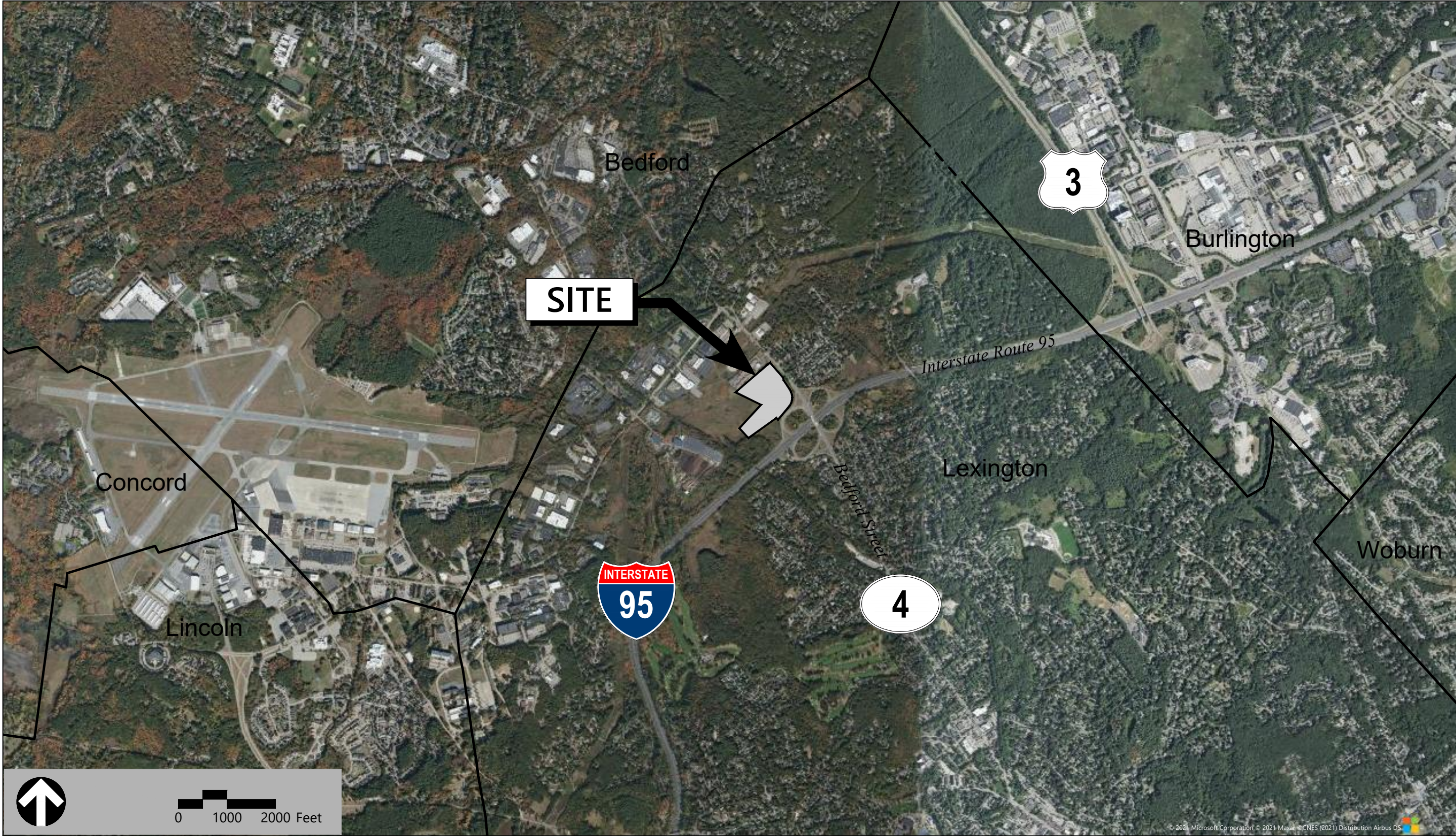


Preliminary Subdivision Plans

Issued for	Preliminary Subdivision
Date Issued	September 23, 2021
Latest Issue	September 23, 2021

Lexington Office Park

420-430 Bedford Street,
Lexington, MA



Owner

ELANDZEE TRUST
C/O Boston Properties, Inc.
800 Boylston Street, Suite 1900
Boston, MA, 02199-8103

Applicant

Boston Properties, Inc.
800 Boylston Street, Suite 1900
Boston, MA, 02199-8103

Assessor's Map: 84
Lot: 40A

Sheet Index		
No.	Drawing Title	Latest Issue
C1.01	Legend and General Notes	September 23, 2021
C2.01	Preliminary Plan - Abutters Plan	September 23, 2021
C2.02	Preliminary Plan - Abutters Plan	September 23, 2021
C3.01	Preliminary Plan - Existing Conditions	September 23, 2021
C4.01	Preliminary Plan - Lotting Plan	September 23, 2021
C5.01	Preliminary Plan - Key Plan	September 23, 2021
C5.02	Preliminary Plan - Inset Sheet	September 23, 2021
C6.01	Preliminary Plan - Contruction Details	September 23, 2021

I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

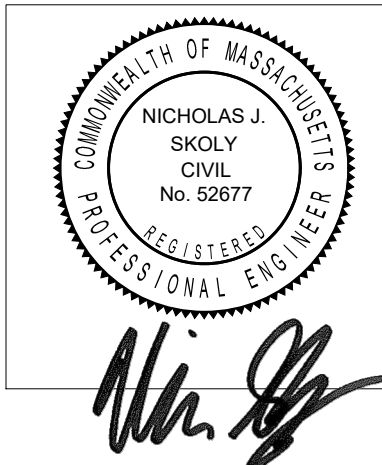
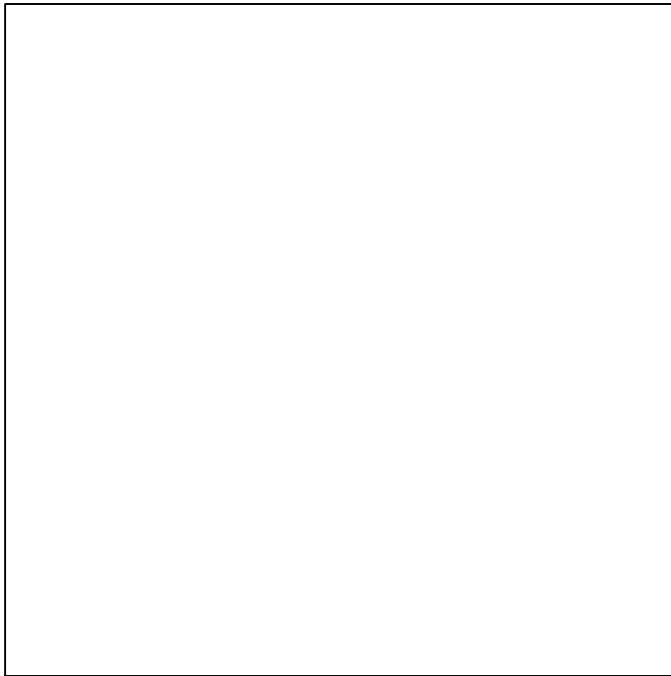
I, _____, CLERK OF THE TOWN OF LEXINGTON, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LEXINGTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE
TOWN CLERK

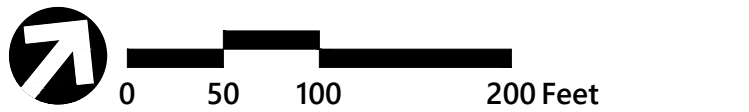
DATE

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LEXINGTON PLANNING BOARD

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Applicant
Boston Properties, Inc.
800 Boylston Street, Suite 1900
Boston, MA, 02199-8103



Lexington Office Park
420 and 430 Bedford Street
Lexington, MA

[illegible]

Not Approved for Construction

Preliminary Plan Abutters Plan

Drawing Number

C2.01

Sheet 3 of 9

Project Number
14896.00

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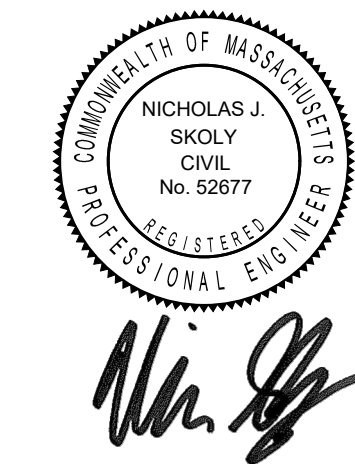
DATE

TOWN CLERK

DATE

APPROVED BY:
LEXINGTON PLANNING BOARD

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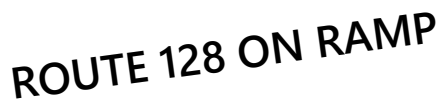


Ali B

General

- ¹ THIS LIMIT MAY BE WAIVED BY SPECIAL PERMIT.

	CM	CRO
MINIMUM LOT AREA	3 ACRES	5 (ACRES)
MINIMUM FRONTAGE	200 FEET	300 FEET ¹
MINIMUM FRONT YARD SETBACK	25 FEET	100 FEET ¹
MINIMUM SIDE YARD SETBACK	25 FEET ¹	50 FEET ¹
MINIMUM REAR YARD SETBACK	25 FEET ¹	50 FEET ¹
MAXIMUM BUILDING HEIGHT	65 FEET ¹	45 FEET ¹



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101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

Owner
ELANDZEE TRUST
C/O Boston Properties, Inc.
800 Boylston Street, Suite 1900
Boston, MA, 02199-8103

Applicant
Boston Properties, Inc.
800 Boylston Street, Suite 1900
Boston, MA, 02199-8103



Lexington Office Park
420 and 430 Bedford Street
Lexington, MA

[illegible]

September 23, 2021

Not Approved for Construction

Drawing Title

Preliminary Plan

Existing Conditions

Drawing Number

C3.01

Sheet 5 of 9

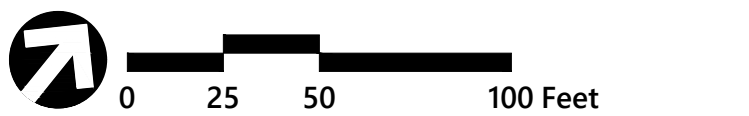
Project Number
14896.00



Ali G.

Owner
ELANDZEE TRUST
C/O Boston Properties, Inc.
800 Boylston Street, Suite 1900
Boston, MA, 02199-8103

Applicant
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800 Boylston Street, Suite 1900
Boston, MA, 02199-8103



Lexington Office Park
420 and 430 Bedford Street
Lexington, MA

[illegible]

September 23, 2021

Not Approved for Construction

Drawing Title

Preliminary Plan

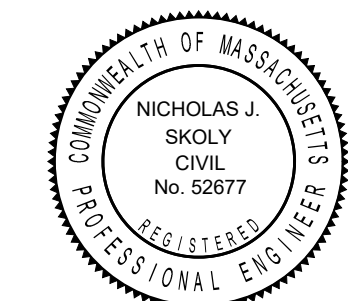
Lotting Plan

Drawing Number

C3.01

6 of 9

Project Number
4896.00



Min. G.

AYUSHI LLC
ASSESSORS 84-41F
CERT#233408

LOT 1
5.72 Acres
249,000 S.F.

CONSERVATION RESTRICTION (APPROXIMATE)

PROPOSED SUBDIVISION RIGHT-OF-WAY LINE

ROW
0.29 Acres
12,500 S.F.

Bedford Street
60' Right of Way

LOT 2
15.03 Acres
654,500 S.F.

25' WIDE SEWER EASEMENT (APPROXIMATE)

CONSERVATION RESTRICTION (APPROXIMATE)

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N/F
BEDFORD CONSTRUCTION CO.
INC. ASSESSORS 79-47A
BOOK 16306, PAGE 102

APPROVED BY:
LEXINGTON PLANNING BOARD

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N/F
BEDFORD CONSTRUCTION CO.
INC. ASSESSORS 79-47A
BOOK 16306, PAGE 102

APPROVED BY:
LEXINGTON PLANNING BOARD

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DATE _____ TOWN CLERK _____ DATE _____

Zoning District(S):	CM - Manufacturing District
Overlay District(S):	Transportation Management

* Zoning regulation requirements as specified in Town of Lexington Zoning Code, Section 4.0 Dimensions/Conditional Controls and Section 7.4 CM District.

* As specified in Town of Lexington Zoning Code, Section 4.1.1, Table 2: Schedule of Dimensional Controls, Note B: "For uses located in the CM and CRO Districts, the minimum front yard setback shall be the greater of the setback for the frontage and the setback for the frontage of the lot." For uses located in the CM and CRO Districts, the minimum front yard setback shall be the greater of the setback for the frontage and the setback for the frontage of the lot.

* As specified in Town of Lexington Zoning Code, Section 7.4.3, CM District/Bedford Street From Yards: "Along the southwestern side of Bedford Street there shall be a front yard of 70 feet measured from the base line of Bedford Street as shown on the Commonwealth of Massachusetts utility 4689, dated June 3, 1958, and shown as auxiliary base line "f" on the State Highway Alteration Utility 5016, dated August 30, 1960."

* As specified in Town of Lexington Zoning Code, Section 4.1.1, Table 2: Schedule of Dimensional Controls, Note F: "This limit may be waived by special permit."

* As specified in Town of Lexington Zoning Code, Section 7.4.1, CM District/Height Limits: "Height near streets. The difference between the upper elevation of each segment of a building or structure and the center-line grade of any street or bikeway shall be no greater than the distance from that segment to the center line of a street multiplied by 1.0 or to the center line of a bikeway multiplied by 2.0."

	Size	Lot 1 Spaces		Lot 2 Spaces		
Description	Required	Provided	Required	Provided	Required	Provided
STANDARD SPACES	9 x 18	9 x 18		187		177
COMPACT SPACES (33% ALLOWED)	8.5 x 15	8.5 x 15		81		89
STANDARD ACCESSIBLE SPACES *	8 x 18	8 x 18	2	2	0	0
VAN ACCESSIBLE SPACES	8 x 18	9 x 18		2		4
TOTAL SPACES			270	272	270	270
LOADING BAYS**			1	1	1	1

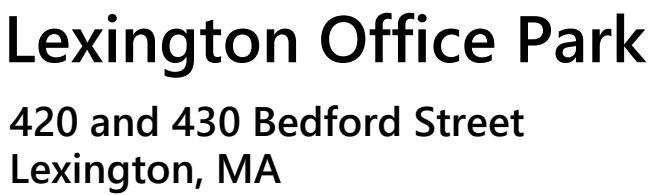
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_____, DATE _____ TOWN CLERK _____ DATE _____



Applicant
Boston Properties, Inc.
800 Boylston Street, Suite 1900
Boston, MA, 02199-8103




Not Approved for Construction

Drawing Title

Preliminary Plan


Key Plan



Drawing Number

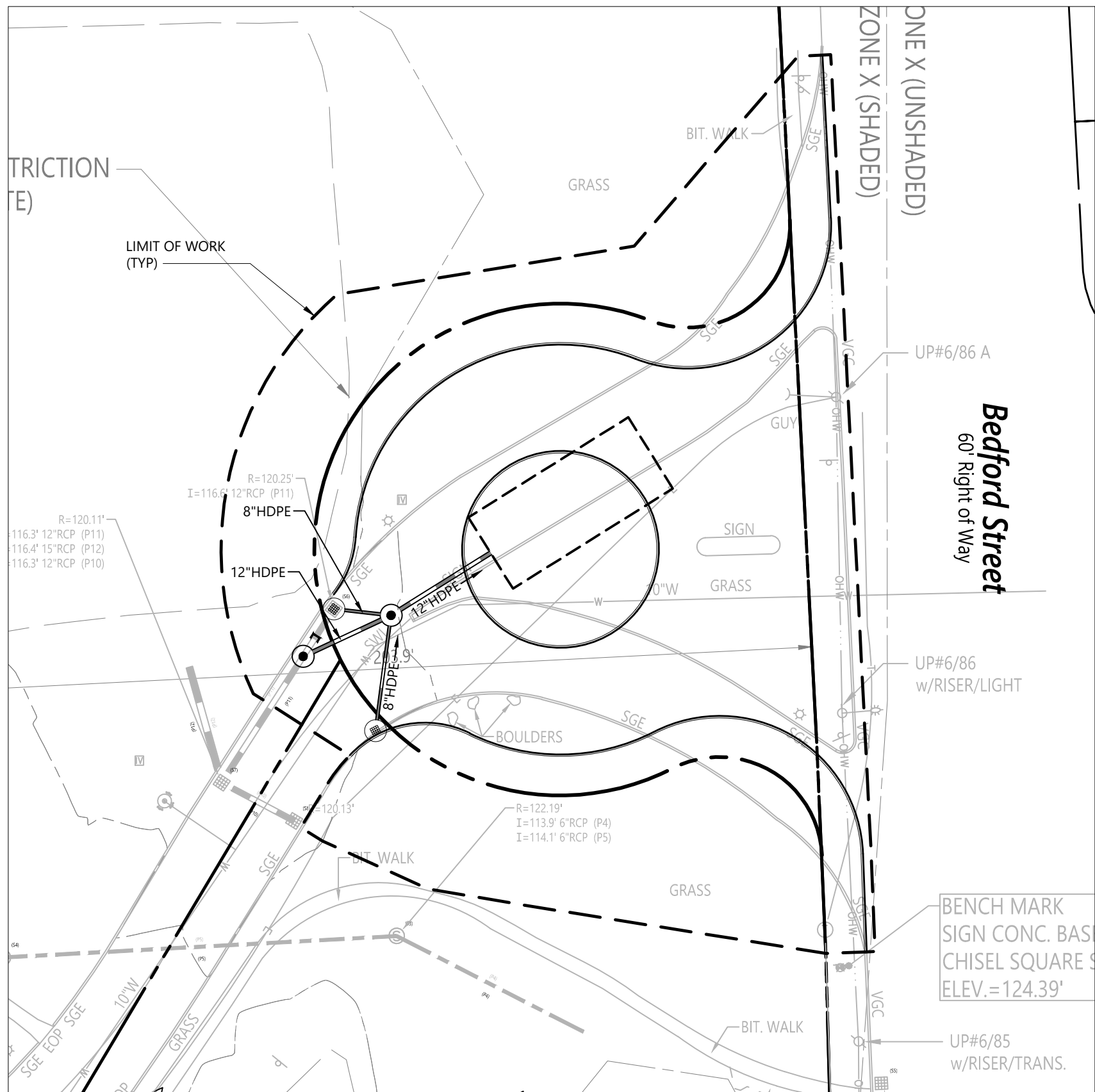
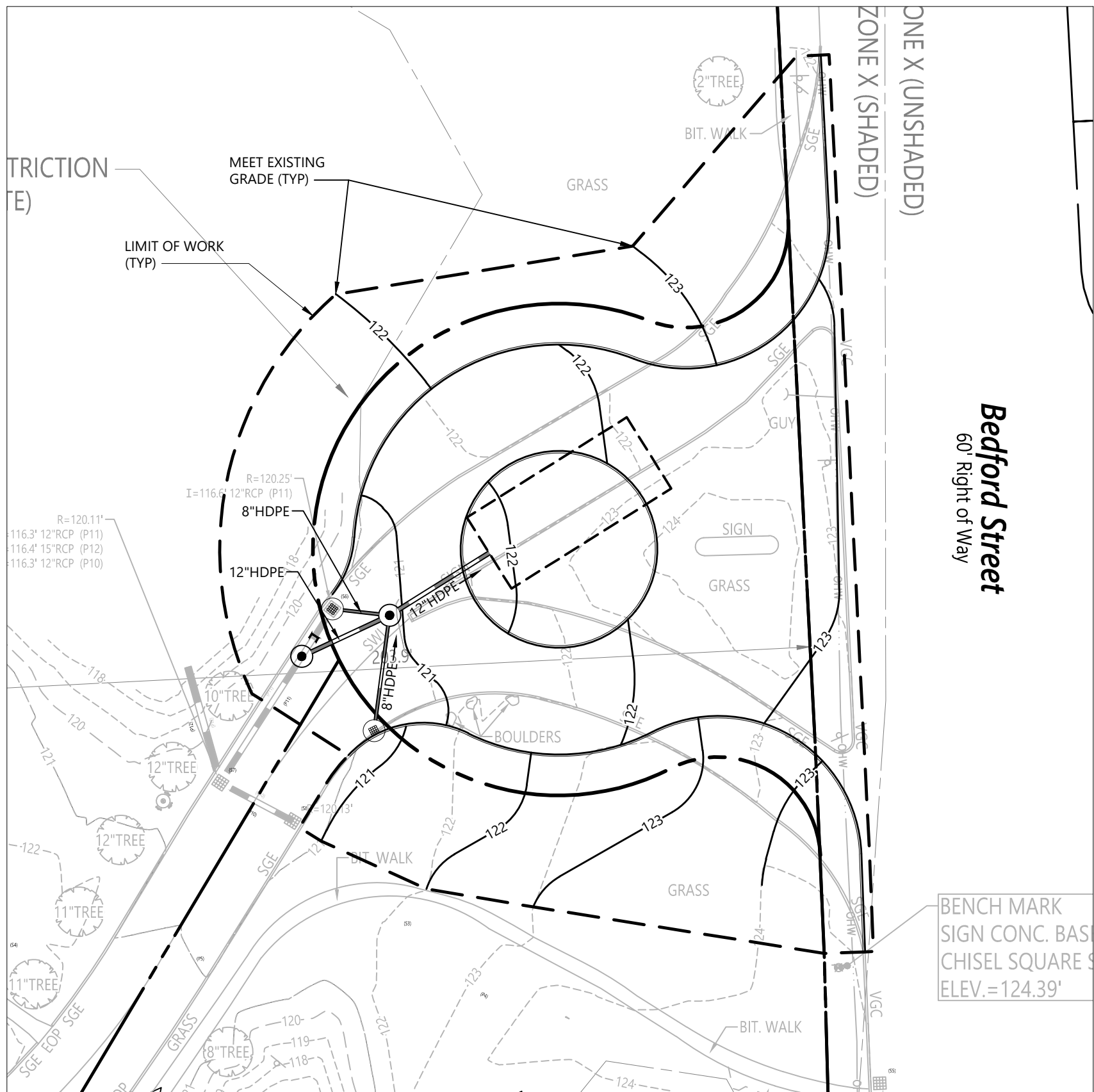
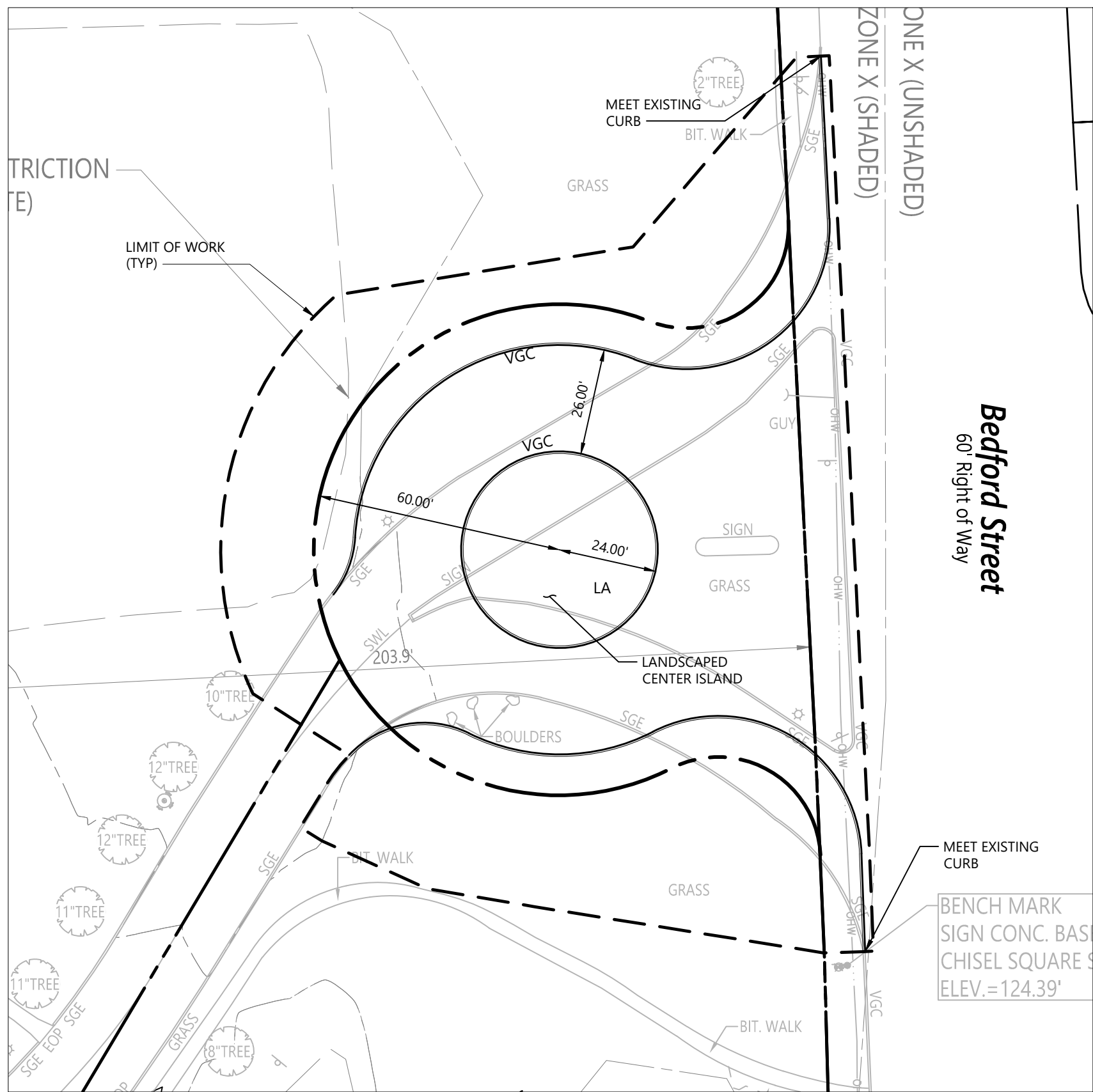
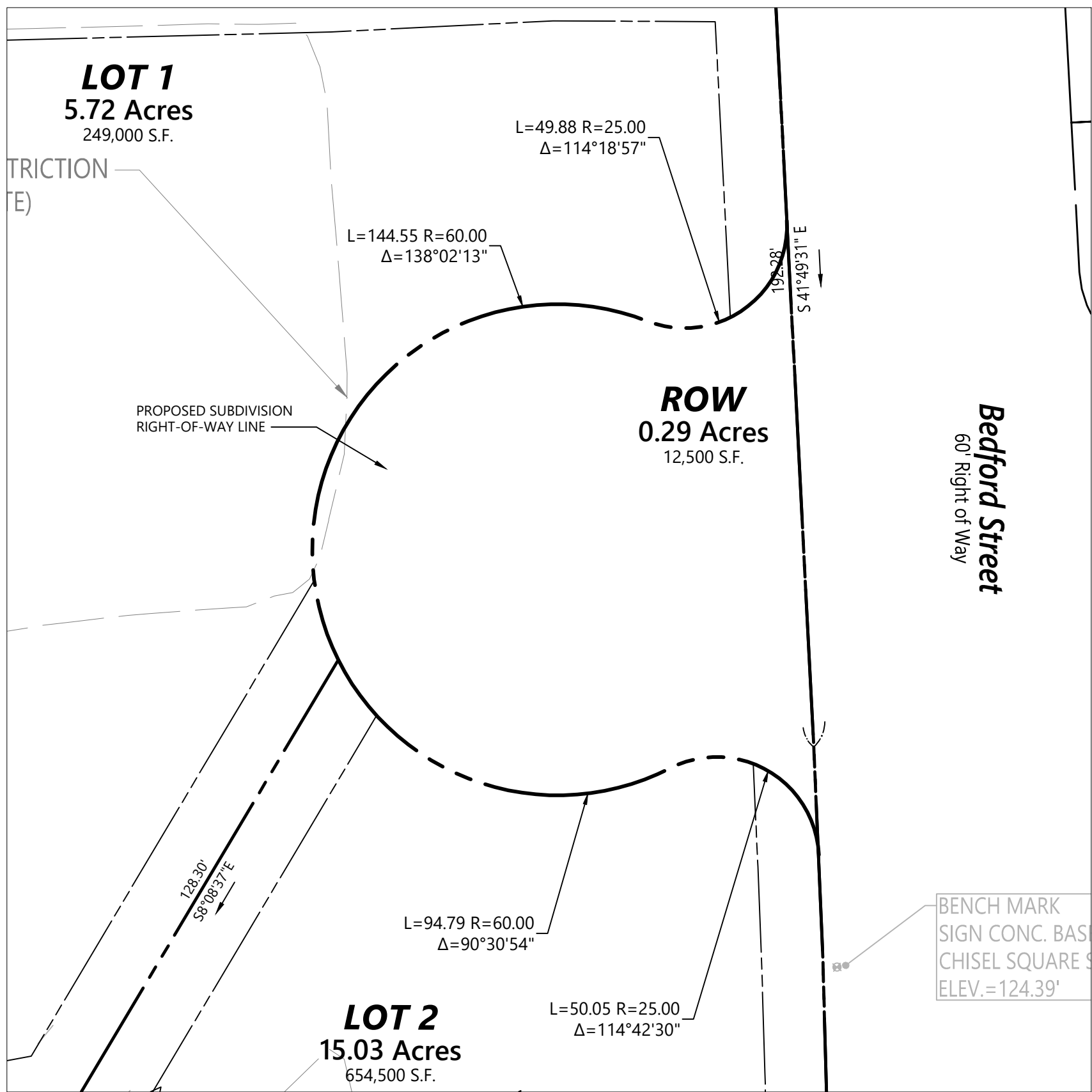
C5.01

Sheet 7 of 9

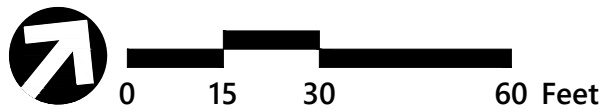
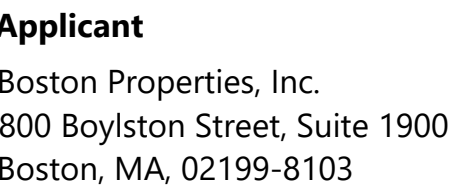



Project Number

14896.00



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Lexington Office Park

420 and 430 Bedford Street
Lexington, MA

[illegible]

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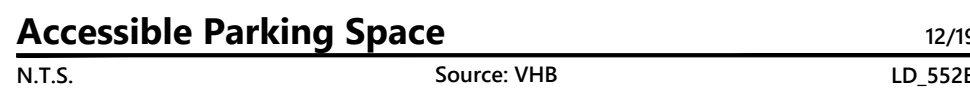
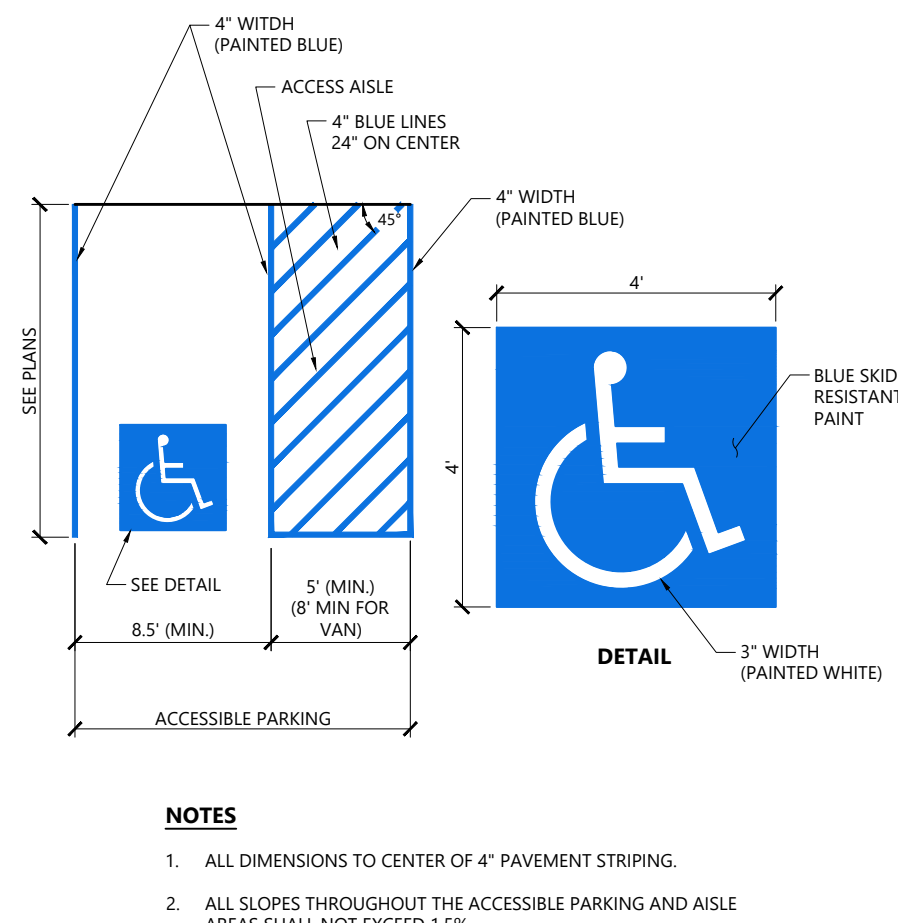
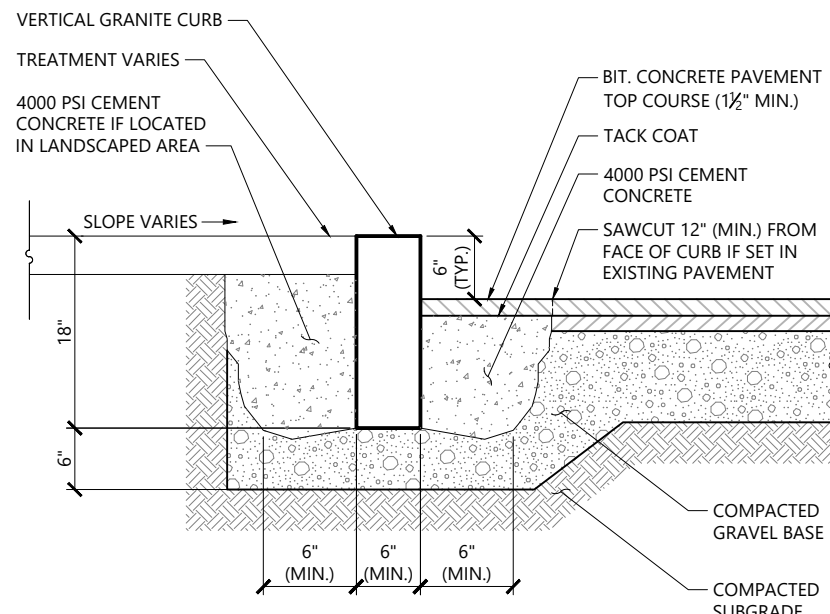
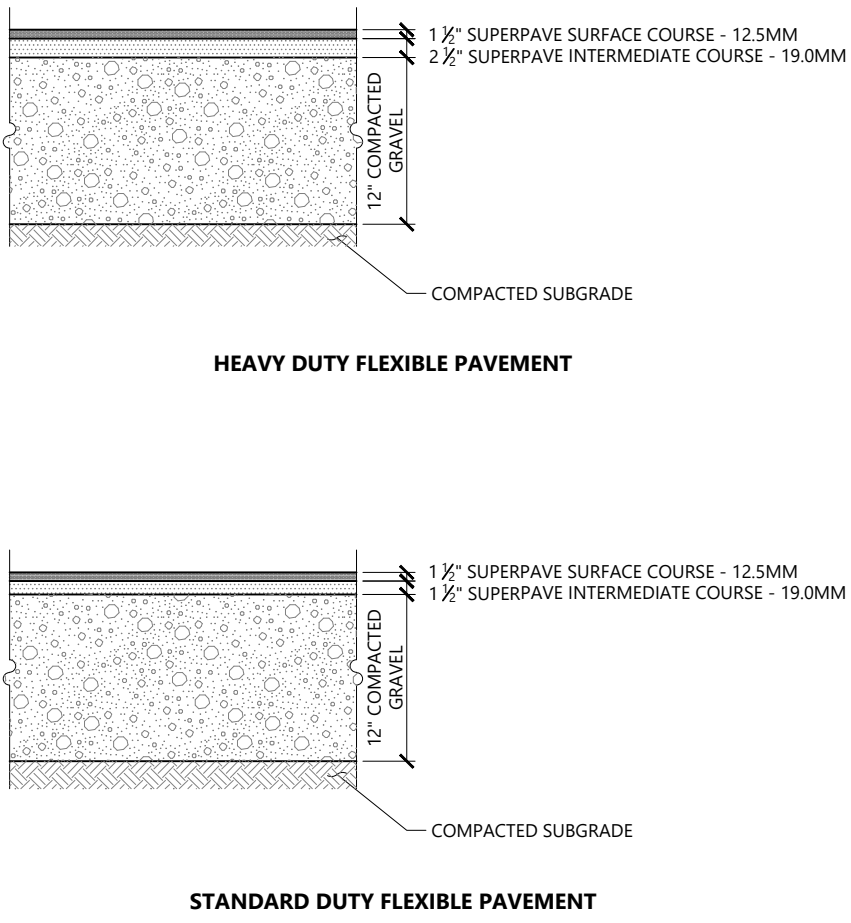
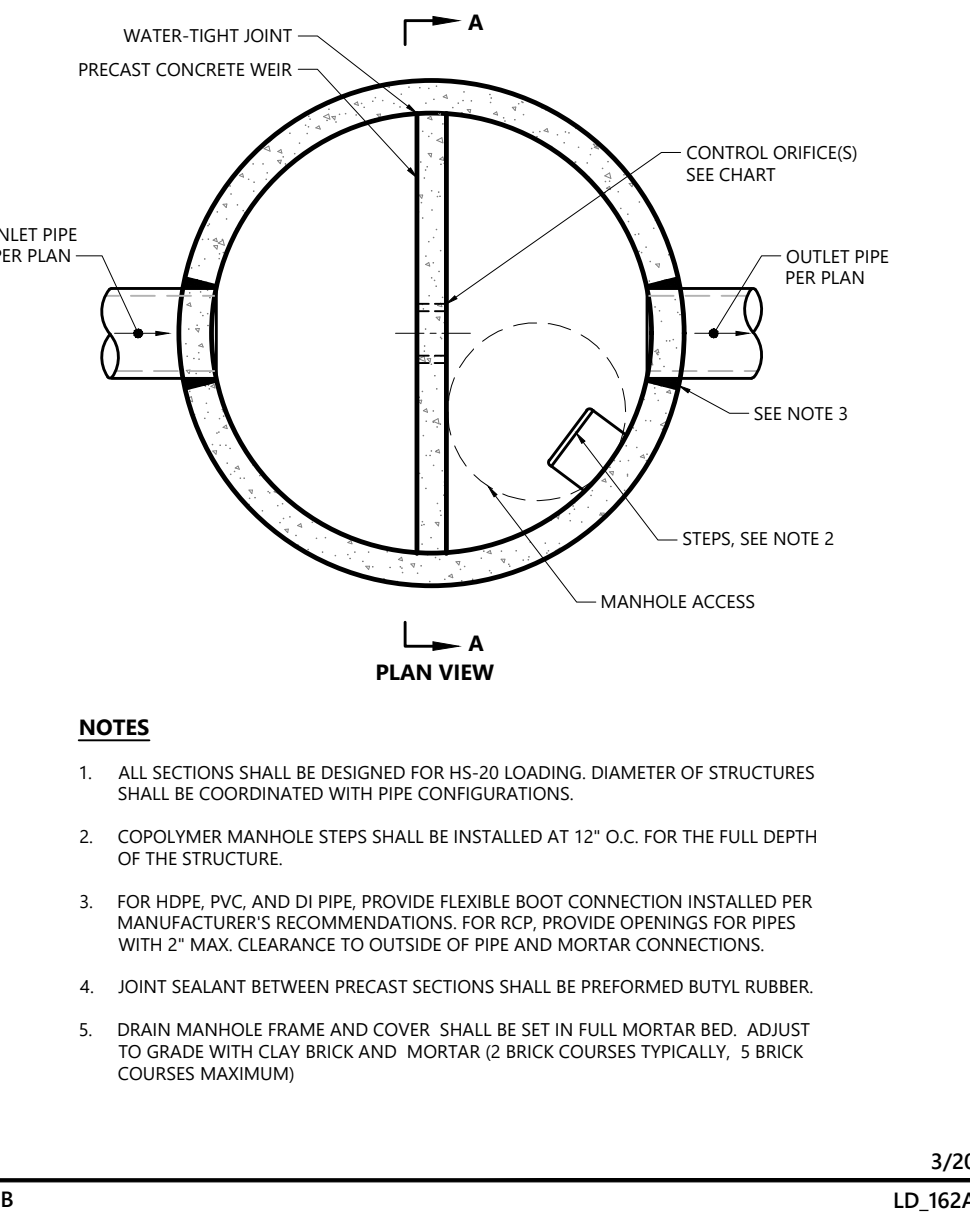
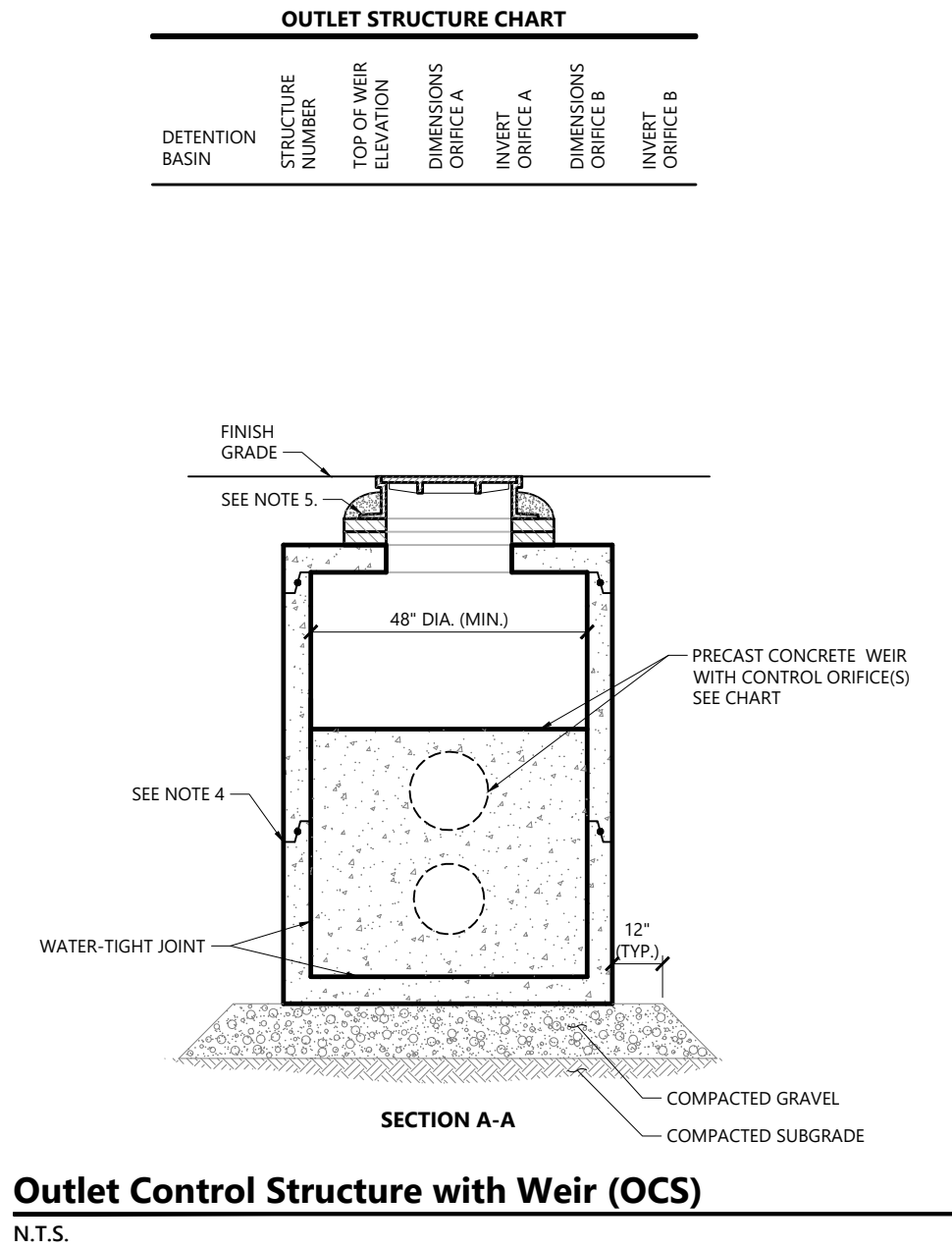
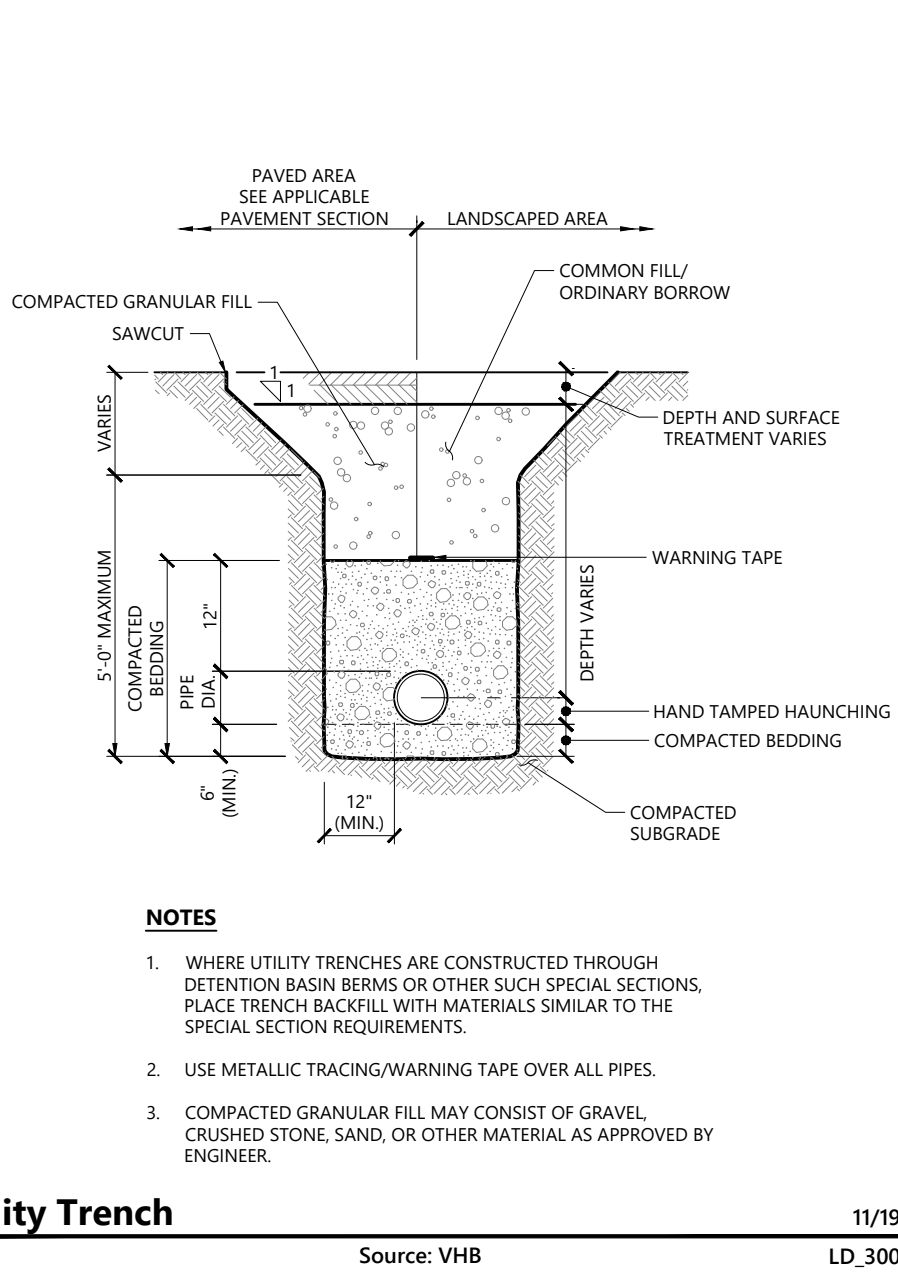
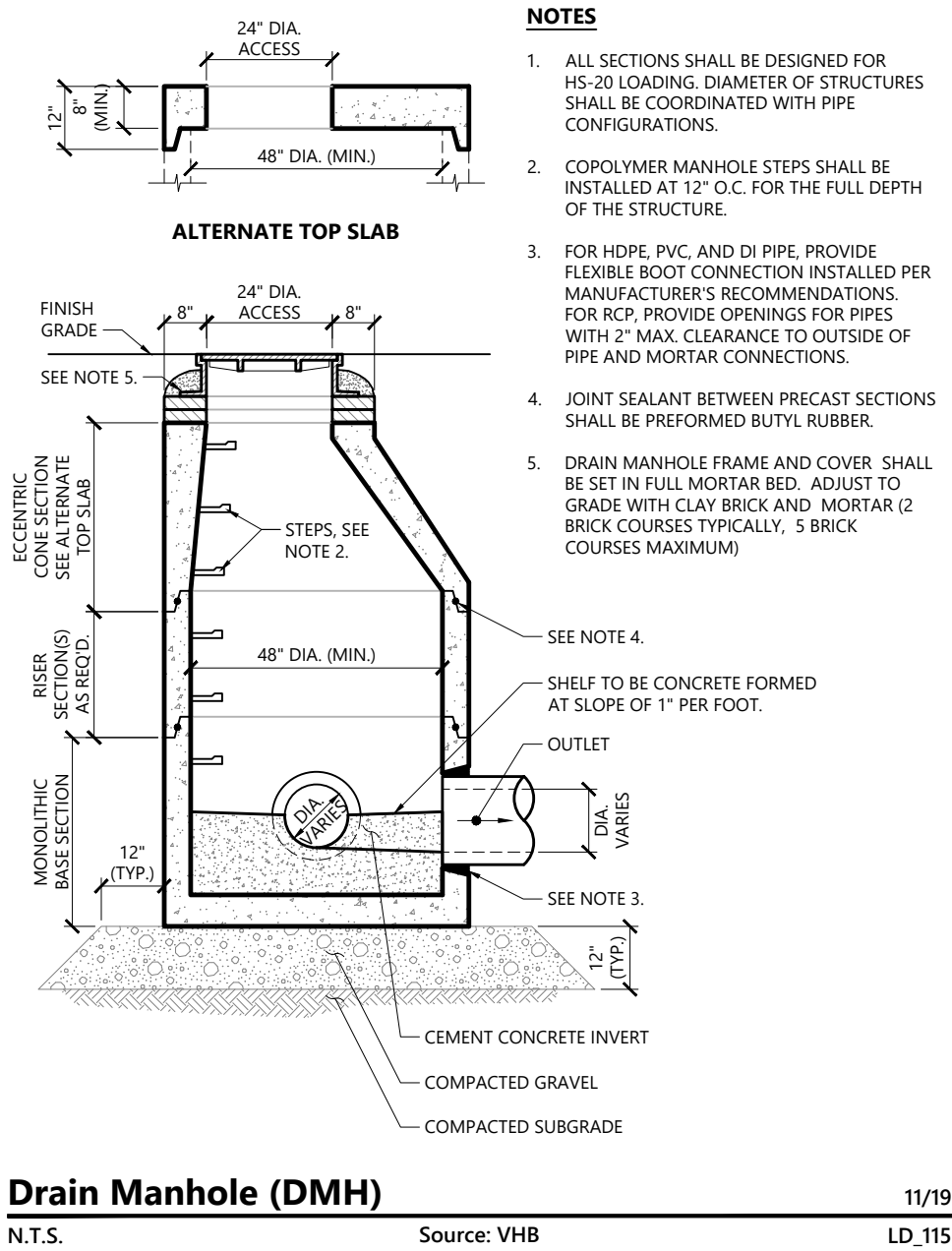
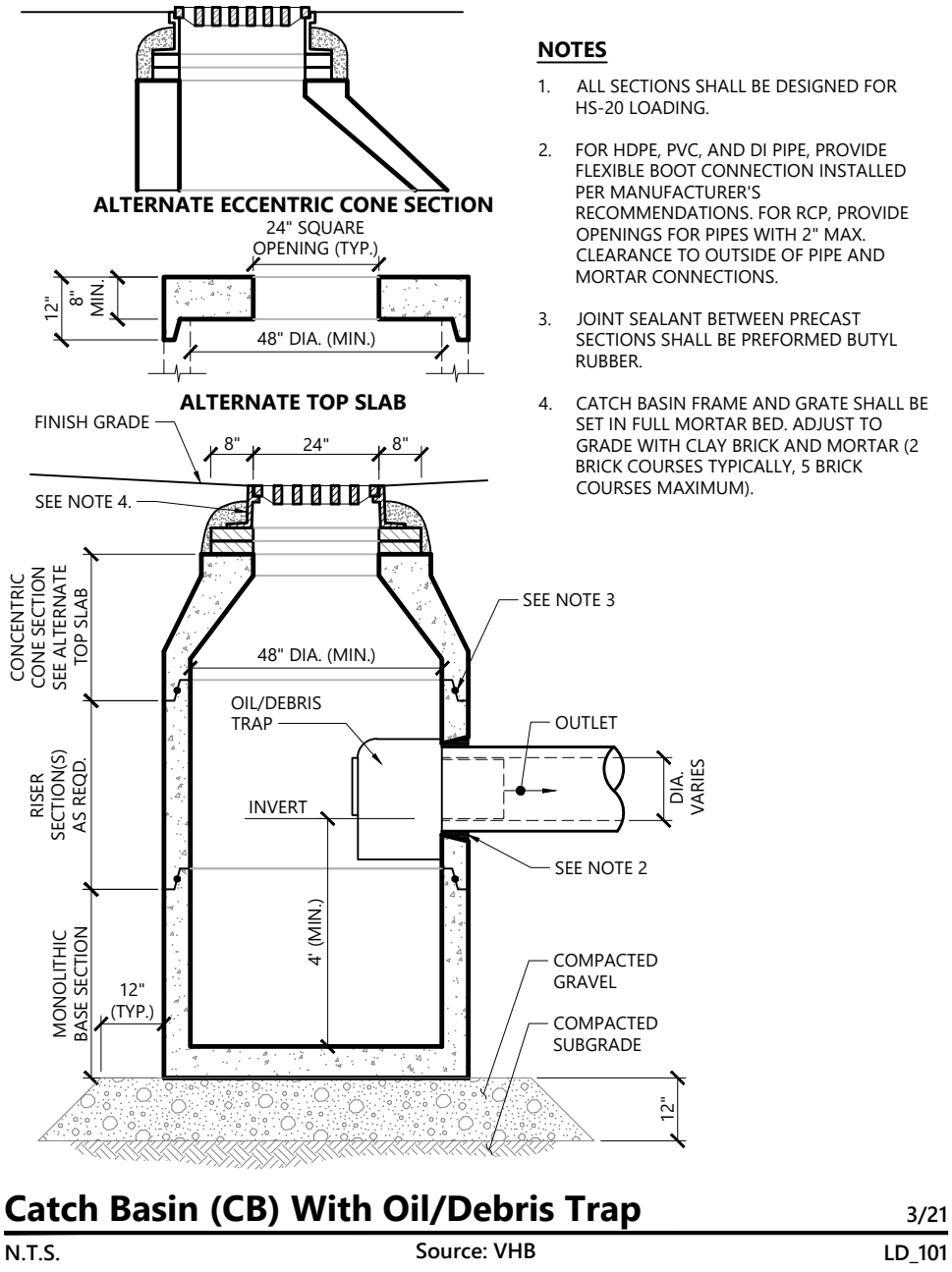
Preliminary Plan Inset Sheet



C5.02

8 of 9

Project Number
4896.00



vhb

101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

Owner

ELANDZEE TRUST
C/O Boston Properties, Inc.
800 Boylston Street, Suite 1900
Boston, MA, 02199-8103

Applicant

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Lexington Office Park

420 and 430 Bedford Street
Lexington, MA

No.	Revision	Date	Appr.

Designed by: _____ Checked by: _____

Issued for: _____ Date: _____

September 23, 2021

Not Approved for Construction

Drawing Title

Preliminary Plan

Construction Details

Drawing Number

C6.01

Sheet 9 of 9

Project Number 14896.00

APPROVED BY:
LEXINGTON PLANNING BOARD

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